

Board of Selectmen – June 28, 2010

Present: Searle, Babson, Dugan, Gibbs, Tsagaris

Also present: Larsen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.

Warrants approved: #51 in the amount of \$2,057,860.91 and #52 in the amount of \$134,417.28

Citizen speak: none

Minutes approved: May 24, 2010 and June 21, 2010

Business:

**1. Executive Director's Update**

Mr. Larsen reviewed the status of a pending agreement with the buyer of the Glen Grove property at 50 Grove Street, regarding the Town's waiver of its right of first refusal. The buyer recently received a loan commitment from MassHousing and the Town is awaiting guidance from the buyer's counsel regarding the closing timetable.

Mr. Larsen also reported that the result of the House and Senate conference committee's work on the FY11 State budget has yielded State aid figures for Wellesley that are not materially different than the amounts assumed in the Town's FY11 budget.

**2. Relocation of Precinct F Polling Place**

Following a short presentation by Kathy Nagle, Town Clerk, the Board voted (5-0) to relocate the Precinct F polling place from Fiske School to Dana Hall School, Shipley Center, 142 Grove Street. This change will begin with the September 14, 2010 state primary election.

**3. Project and Other Updates**

*Wellesley High School – None*

*Wellesley Middle School – None*

*27 Washington Street – Mr. Larsen noted that National Development has secured Newton Wellesley Hospital as a tenant for the second floor of the retail/office building planned for the front of the site.*

*Senior Center – Ms. Tsagaris noted another meeting is to be held with representatives of the Community Center. She also clarified the fact that the Town of Wellesley has no ownership interest in the Community Center.*

*DCR Bridge – None*

*Advisory Committee Update – Steve Simons updated the Board on the new slate of officers and the new members of the Committee. He also expressed thanks to the graduating members.*

*Fuller Brook Path – None*

*St. James Committee – Ms. Gibbs summarized the plans for the Committee's next meeting on July 9th.*

*Public Transportation Study – Ms. Gibbs noted the individuals involved with this study, and summarized the deliverables and project timetable.*

*Regional Matters – None*

*MLP Substation – Ms. Searle noted the team had met with the Permanent Building Committee and agreed on a contract price for the project*

*Sustainability Initiatives – Mr. Ketchen reported he is participating in efforts to review the resumes of candidates for the position of Sustainability Coordinator.*

#### **4. 978 Worcester Street – Parking Situation**

Dean Behrend (applicant) and Kien Ho from Beta (Town's consulting traffic engineer joined the Board and Mr. Larsen summarized the parking issues relevant to this project. The Selectmen are scheduled to consider an all-alcohol common victualler license for a 178 seat restaurant at this site.

Mr. Larsen summarized the results of a meeting held with Jeffrey Dirk (Mr. Behrend's traffic consultant), Kien Ho and Michael Zehner (Planning Department). A key conclusion from the meeting is that 160 spaces are required to support the peak parking need, based on the proposed program for the site. The site plan provides for 139 spaces and Mr. Behrend is proposing to provide the remaining spaces (i.e.,  $160 - 139 = 21$  spaces) via off-site parking at the Lee Volvo, Jarvis and Renaissance properties. Mr. Kien expressed his concerns regarding the circulation issues and other logistical challenges related to the off-site parking arrangements. The Selectmen asked a number of questions of Mr. Behrend and Mr. Ho.

It was agreed that Mr. Larsen would consult with the Planning Department regarding the acceptability of Mr. Behrend's reliance on off-site parking. It was also agreed that the Board will be unable to conclude on the viability of the proposed parking arrangements until Mr. Behrend provides a clear overview of how the various parking areas (on and off-site) would be designated for specific purposes, e.g., which spaces would be reserved for residents, employees, etc.

#### **5. Wellesley Housing Development Corporation**

Robert Kenney, Chair of the WHDC, joined the Board and presented a proposal Mr. Larsen. The Board voted (5-0) to authorize the Wellesley Housing Development Corporation to proceed with the acquisition of 6 Mellon Road for affordable housing purposes, at a price not to exceed \$410,000.

At 8:32 p.m., the Board was polled all "yes" to adjourn.